

151.0

0002

0020.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

776,100 / 776,100

USE VALUE:

776,100 / 776,100

ASSESSED:

776,100 / 776,100


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
14		CEDAR AVE, ARLINGTON

Legal Description							User Acct
							100063
							GIS Ref
							GIS Ref
							Insp Date
							01/20/18

OWNERSHIP

Unit #:

Owner 1: PERRY MARISSA A & FREDERICK W

Owner 2:

Owner 3:

Street 1: 14 CEDAR AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MOSCATEL MARISSA -

Owner 2: -

Street 1: 14 CEDAR AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1430 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	8	22E
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7012	Sq. Ft.	Site			0	80.	0.90	9									504,286						504,300	

PREVIOUS ASSESSMENT

Parcel ID 151.0-0002-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	268,500	3300	7,012.	504,300	776,100		Year end	12/23/2021
2021	101	FV	260,200	3300	7,012.	504,300	767,800		Year End Roll	12/10/2020
2020	101	FV	260,200	3300	7,012.	504,300	767,800	767,800	Year End Roll	12/18/2019
2019	101	FV	213,000	3300	7,012.	472,800	689,100	689,100	Year End Roll	1/3/2019
2018	101	FV	211,200	3300	7,012.	390,800	605,300	605,300	Year End Roll	12/20/2017
2017	101	FV	211,200	3300	7,012.	359,300	573,800	573,800	Year End Roll	1/3/2017
2016	101	FV	211,200	3300	7,012.	327,800	542,300	542,300	Year End	1/4/2016
2015	101	FV	199,000	3300	7,012.	321,500	523,800	523,800	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOSCATEL MARIS	41359-616		11/4/2003	Family		1	No	No	
MOSCATELLO ANTH	32761-312		4/30/2001	Family			No	No	
	11201-371		8/31/1966				No	No	N

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	Meas/Inspect	HS	Hanne S
11/14/2008	Meas/Inspect	163	PATRIOT
12/9/1999	Mailer Sent		
11/19/1999	Measured	263	PATRIOT
1/1/1982		KM	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 15 - Old Style	1	Rating: Average															
Sty Ht: 2A - 2 Sty +Attic		A Bath:	Rating:														
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone		A 3QBth:	Rating:														
Frame: 1 - Wood		1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:														
Sec Wall:	%	OthrFix:	Rating:														
Roof Struct: 3 - Gambrel																	
Roof Cover: 1 - Asphalt Shgl		OTHER FEATURES															
Color: GRAY		Kits: 1	Rating: Average														
View / Desir:		A Kits:	Rating:														
		Fpl: 1	Rating: Average														
		WSFlue:	Rating:														
GENERAL INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Grade: C - Average		Location:		Exterior:		No Unit	RMS	BRS	FL								
Year Blt: 1926	Eff Yr Blt:	Total Units:		Interior:		1	6	3									
Alt LUC:	Alt %:	Floor:		Additions:													
Jurisdct:	Fact: .	% Own:		Kitchen:													
Const Mod:		Name:		Baths:													
Lump Sum Adj:				Plumbing:													
INTERIOR INFORMATION				Electric:													
Avg Ht/FL: STD				Heating:													
Prim Int Wal 2 - Plaster				General:													
Sec Int Wall:	%																
Partition: T - Typical																	
Prim Floors: 3 - Hardwood																	
Sec Floors:	%	Total:	31 %														
Bsmnt Flr: 12 - Concrete																	
Subfloor:																	
Bsmnt Gar:																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:								
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 151.0-0002-0020.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1926	27.50	T	40	101			3,300		3,300
More: N	Total Yard Items:	3,300	Total Special Features:			Total:	3,300										
RESIDENTIAL GRID																	
OTHER FEATURES																	
DEPRECIATION																	
CALC SUMMARY																	
COMPARABLE SALES																	
SUB AREA																	
SUB AREA DETAIL																	
IMAGE																	
AssessPro Patriot Properties, Inc																	